

CITY of WOODSTOCK

Application for Public Hearing

Important Notes:

1. Please check all information supplied on the following pages to ensure that all spaces are filled out accurately before signing this form. This page should be the first page of your completed application package.
2. All documents required as part of the application package shall be submitted at the same time as the application. Incomplete application packages WILL NOT BE ACCEPTED.
3. Please contact the Zoning Administrator in the Community Development Department at 770.592.6039 if you have any questions regarding the application package, this application or the public hearing process.

Contact Person: Parks F. Huff Phone: (770) 422-7016

Applicant's Information:

Name: GI Specialist Real Estate, LLC, c/o McWhirter Realty
Address: 4045 Orchard Road, Building 400 Phone: (678) 385-2720
City, State, Zip: Smyrna, GA 30080 Fax: (770) 933-2797

Property Owner's Information:

same as above

Name: Southern Landmark Properties, Inc.
Address: 670 East Main Street Phone: _____
City, State, Zip: Canton, GA 30114 Fax: _____

Requested Public Hearing (check all that apply):

Annexation

Rezoning

Variance

Comprehensive Plan Amendment

Other: _____

STAFF USE ONLY:

Case: _____ # _____ - _____

Received by: _____

Fee Paid: \$ _____

Date: _____

PUBLIC HEARING SCHEDULE:

Public Input Meeting: _____

Planning Commission: _____

Board of Appeals: _____

City Council: _____

Other: _____

Property Information:

Location: Between Towne Lake Parkway and Mill Street, west of Main Street
118 Mill Street

Parcel Identification Number(s) (PIN): 92N05 040 Total Acreage: 1.0

Existing Zoning of Property: DT-CBD Future Development Map Designation: DT

Adjacent Zonings: North DT-CBD South DT-MRA East DT-CBD West DT-CBD

Applicant's Request (Itemize the Proposal):

Approve a site specific medical office building with variances to the DT-CBD category as follows: 1) parking ratio of 5.3 per 1,000 square feet; 2) monument signage on Mill Street; 3) varying store front treatment details to not require the display window area or a prime entrance; 4) vary the requirement that the green space be deed restricted or dedicated; 5) reduce Mill Street total clear zone/sidewalk from 22 feet to 13 feet to accommodate 24 foot drive aisles in the parking lot.

Proposed Use(s) of Property:

Medical office building.

Infrastructure Information:

Is water available to this site? Yes No

Jurisdiction: Woodstock

How is sewage from this site to be managed?

City sewage

Will this proposal result in an increase in school enrollment? Yes No

If yes, what is the projected increase? _____ students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home		0.287	



Traffic Generation:

If a traffic study is not required as part of this application, complete the following charts to estimate traffic generated by the proposal. Information for additional residential and all commercial/industrial development shall follow the summary of ITE Trip Generation Rates published in the Transportation Planning Handbook by the Institute of Transportation Engineers.

What is the estimated number of trips generated? 500 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/Townhome		9.57	
220	Apartment		6.63	
	Medical Office	10,000	50 per 1,000	500

* A unit for residential purposes is equal to one residential unit. For commercial/industrial uses it is defined in the ITE table, but most often is equal to 1,000 square feet of floor area for the use specified.

Authorization:

Upon receipt of the completed application package, the Community Development Department shall notify the applicant of scheduled dates, times, and locations of the public meetings/hearings. The applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, , do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 27 day of August, 2010.

Print Name Parks F. Huff, Esq.

APPLICANT RESPONSE STATEMENT VARIANCES

1) Explain requested variance.

- A. The medical office building has intensive need for staff in a constant patient turnover rate which requires a parking ratio of 5.3 spaces per thousand square feet of medical office.
- B. A monument sign is needed at the Mill Street entrance for directional purposes. Because the building is located on Towne Lake Parkway, wall signage is not sufficient to direct traffic to the facility from Mill Street.
- C. Store front treatment details that require a primary entrance on Towne Lake Parkway and a display window area are inconsistent with the proposed use. The Applicant will agree to real viewable windows in compliance with store front treatment detail but with blinds and/or a false wall located behind to accommodate the operating rooms and exam rooms.
- D. The Applicant will provide the 20% green space required by the Code but seeks a variance to not have this green space dedicated or deed restricted and instead have a site plan specific approval that includes this green space.
- E. Reduce the Mill Street total clear zone/sidewalk zone from 22 feet to 13 feet to accommodate proper 24 foot drive aisles within the parking lot.

2) How any special conditions and circumstances existing on the property which are peculiar to the land, structure(s) or building(s) involved and which are not applicable to other lands, structure(s) or building(s) in the same district.

The Downtown Woodstock Zoning Ordinance does not take into account the parking needs of a medical office building. The architectural and signage variances relate to the fact that the property has two (2) road frontages and its use as a medical office building.

3) How the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of right commonly enjoyed by other properties within the same district under the terms of the Zoning Ordinance.

This section of Towne Lake Parkway has become a medical office building corridor and similarly situated office buildings enjoy the same requested utility that the variances would grant this medical office building.

4) **How the special conditions and circumstances do not result from the actions of the applicant.**

Size of the building nor the intensity of the use of the subject property is in conformance with the proposed DT Land Use Plan, however, the DT zoning category does not recognize the parking requirements for medical office buildings where the other variance requests that relate to the design of the medical office building. Additionally, the applicant is designing the parking lot of the building to accommodate a potential future road work grid system proposed by the City of Woodstock.

5) **How granting of the variance requested will not confer on the applicant any special privileges that is denied by the Zoning Ordinance to other lands, structure(s) or building(s) in the same district.**

Granted the variances requested by the applicant will not confer any special privileges on the applicant because the proposed use is consistent with similarly situated medical office buildings in the area.

6) **How no non-conforming use of neighboring lands, structure(s) or building(s) in the same district and not permitted or non-use of lands, structure(s) or building(s) in other districts shall be considered grounds for issuance of a variance.**

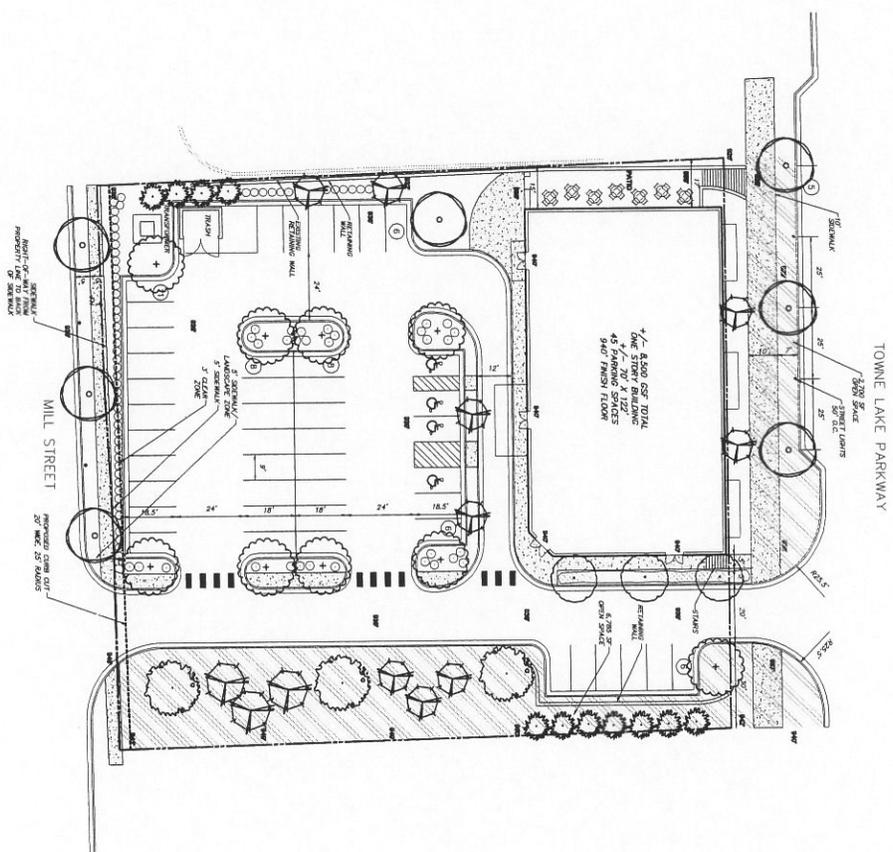
The variances sought by the applicant relate to the proposed use of the building and the needs to support said use. It is not related to non-conforming adjacent buildings.

7) **Explain how this requested variance is the minimum necessary that will allow the reasonable use of the land, structure(s) or building(s).**

The requested variances are the minimum required for the parking needs of the medical office building and the needs for the appropriate design elements that are needed for the operation of the medical office building and servicing its patient customers.

8) **Explain how, if granted, this requested variance will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, surrounding properties or otherwise detrimental to the public welfare.**

The medical office building will have fifteen (15) employees and serve over fifteen (15) patients per hour. This will bring people to downtown Woodstock to support the restaurants and retail that is part of the Hedgewood development. The intensity of the use and the ability to bring people to downtown Woodstock are all consistent with the Downtown Master Plan that has been adopted by the City of Woodstock.



TOWNE LAKE PARKWAY

PARKING DATA

BUILDING	SPACE SIZE (sq. ft.)	NO. OF SPACES
4.4 STORY	41,500	43



[Hatched Box] = USABLE OPEN SPACE
 9,485 SF = 22% PROVIDED
 8,708 SF = 20% REQUIRED
 SITE AREA = 43,530 SF = 0.999 ACRE

THE CONCEPTUAL DESIGN SHOWN IS A GENERAL REPRESENTATION
 OF A PROPOSED DESIGN. THE PROVISIONS OF THE PLAN AND SPECIFICATIONS
 ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL DIMENSIONS AND AREAS
 SHOWN ARE APPROXIMATE. THE DESIGNER ASSUMES NO LIABILITY FOR
 ANY ERRORS OR OMISSIONS. THE CLIENT ASSUMES ALL RESPONSIBILITY
 FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED.

REVISIONS

NO.	DATE	DESCRIPTION

TOWNE LAKE
 TOWNE LAKE PARKWAY
 PREPARED FOR
GI SPECIALISTS

LAI ENGINEERING
 PARKWAY CENTER -
 1800 PARKWAY PL. - STE. 720
 MARIETTA, GA 30067
 PHONE: 770.423.0807
 FAX: 770.423.1262
 WWW.LAIENGINEERING.COM

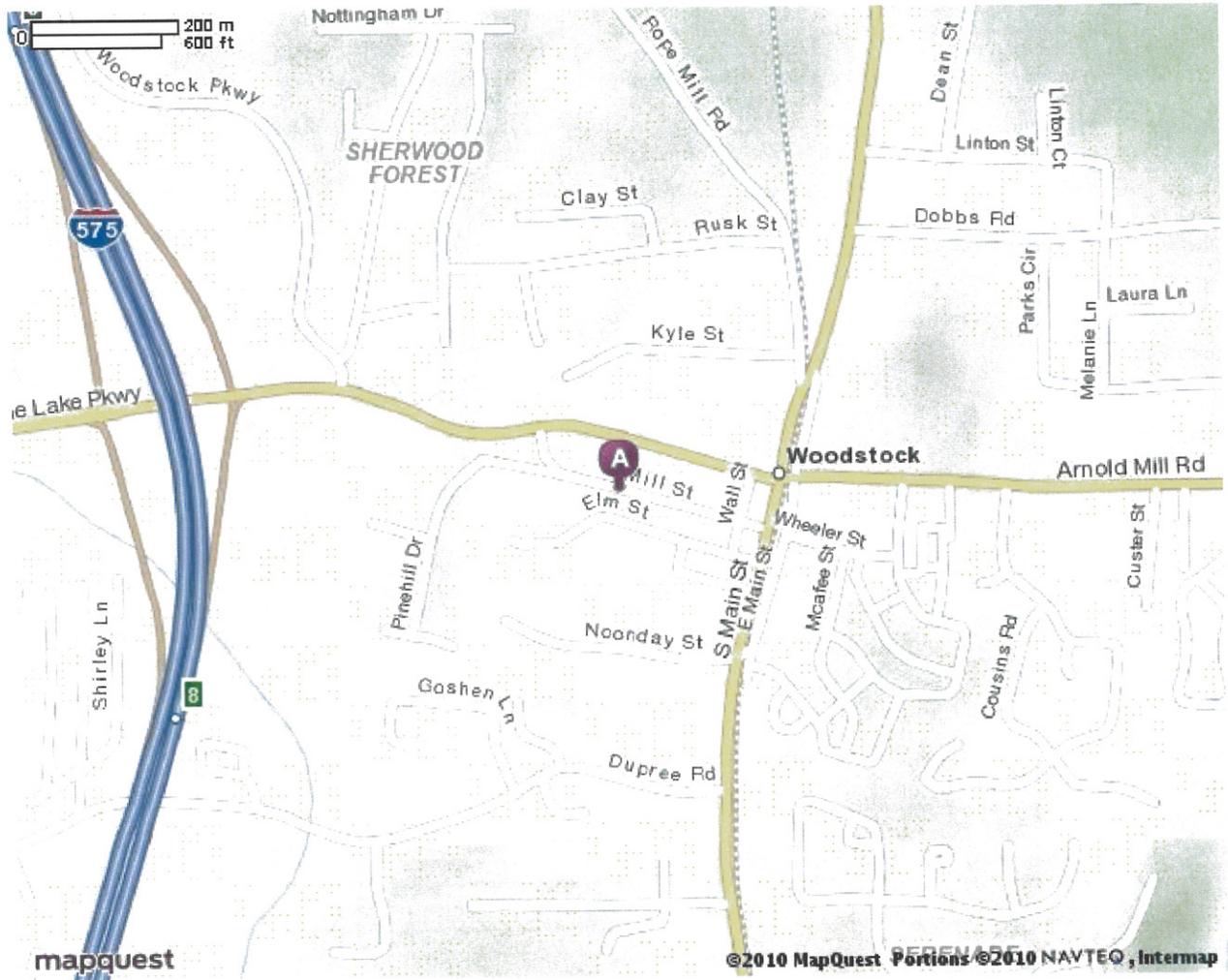


JOB NO.	
DWG NAME	
CONCEPT PLAN	
SHEET	C1
DATE	08-05-2009

NOT ISSUED FOR CONSTRUCTION

WOODBROOK, GA

LOCATION MAP



FUTURE DEVELOPMENT MAP



Legend

-  Railroads
-  Major Roads
-  Streets
-  Lakes & Streams
-  County Boundary
-  Lakes
-  Parcels

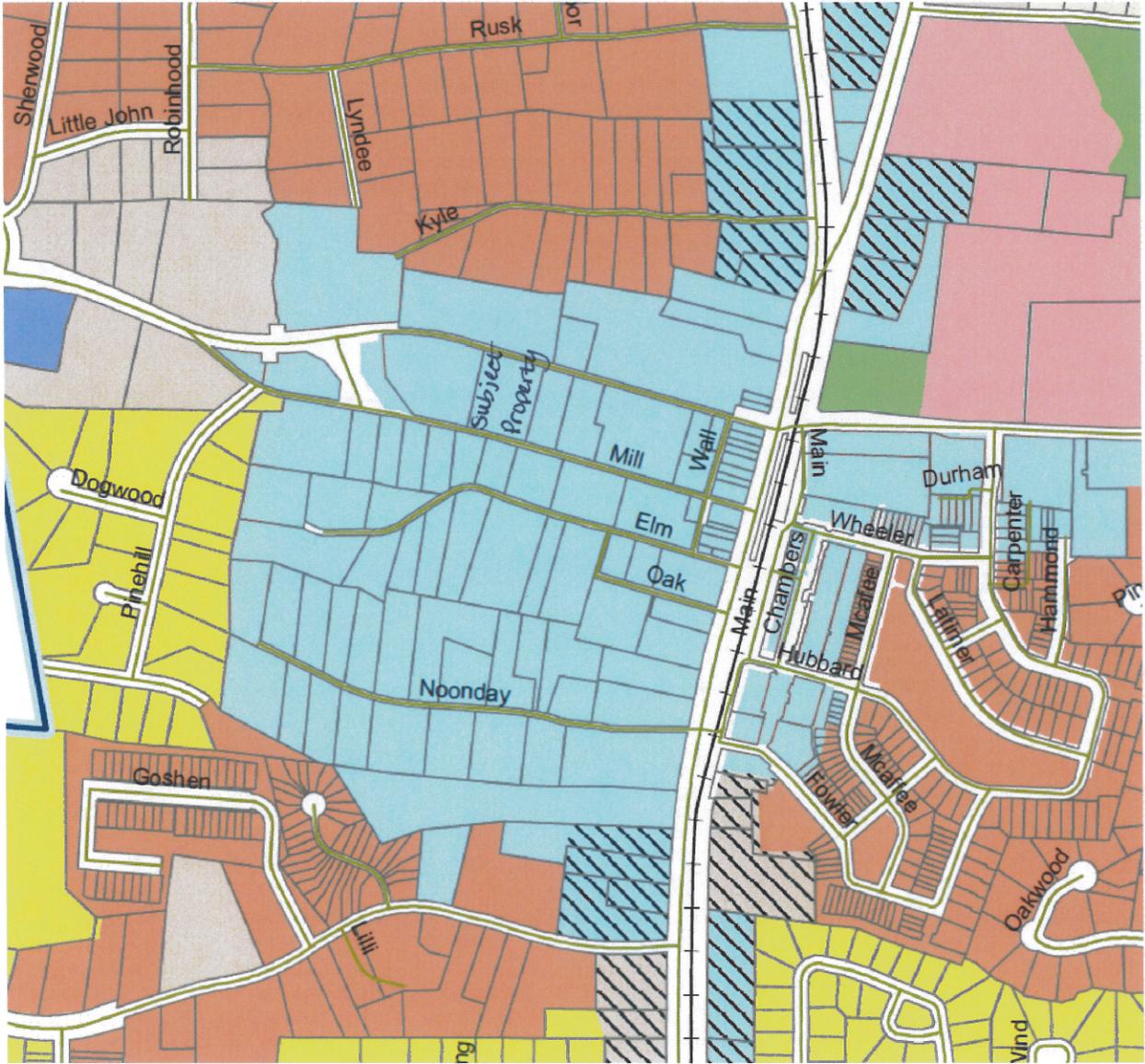
Character Areas

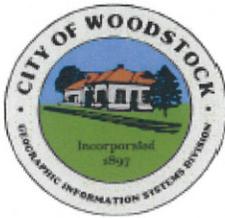
-  T1 - Natural Preserve
-  T2 - Estate Living
-  T3 - Suburban Living
-  T4 - Neighborhood Living
-  T4 - Neighborhood Village Center
-  T5 - Urban Village
-  T6 - Urban Core

Special Districts

-  CVC - Community Village Center
-  RAC - Regional Activity Center
-  WPC - Workplace Center
-  TOD - Transit Oriented Development

ZONING MAP





2010 ZONING MAP

City of Woodstock, Georgia

LEGEND

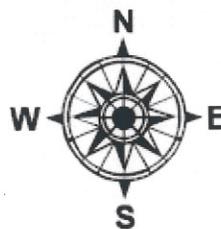
- | | |
|---------------------------------------|-------------------|
| DT-HO - Historic Zone | County Boundary |
| ZONING CODES | City Limits |
| DT-CI - Civic/Institutional | Downtown District |
| DT-CBD - Central Business District | Parcels |
| DT-GC - General Commercial | County Parcels |
| DT-CMU - Commercial Mixed Use | Major Roads |
| DT-OS - Open Space | Streets |
| DT-VLR - Very Low-density Residential | Railroads |
| DT-LR - Low-density Residential | Lakes and Streams |
| DT-MR-A - Medium-density Residential | Lakes |
| DT-RO Residential/Office | |
| NC - Neighborhood Commercial | |
| GC - General Commercial | |
| LI - Light Industrial | |
| HI - Heavy Industrial | |
| OSI - Office Space/Institutional | |
| PUD - Planned Unit Development | |
| RD - Rural District | |
| R-1 - Single Family Residential | |
| R-2 - Single Family Residential | |
| R-3 - Medium Density Residential | |
| R-4 - High Density Residential | |
| SL - Senior Living | |

DATE OF ADOPTION
January 25, 2010

CERTIFICATION
THIS IS TO CERTIFY THAT THIS IS THE
OFFICIAL ZONING MAP FOR THE CITY OF
WOODSTOCK, GEORGIA AS REFERRED
TO IN THE ZONING ORDINANCE OF
THE CITY OF WOODSTOCK, GEORGIA

DONNIE HENRIQUES, MAYOR

RHONDA PEZZELLO
CITY CLERK



1.5 Inch = 1000 Feet



This map was compiled from various sources. No warranties or representations are expressed or implied in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular purpose.

Produced By Department of Community Development, GIS Division,
City of Woodstock 01-25-10

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

MELISSA P. HAISTEN
JUSTIN H. MEEKS

September 30, 2010

SAMSLARKINHUFF.COM

VIA E-MAIL: pdhart@woodstockga.gov
AND REGULAR U.S. MAIL

Ms. Patti Hart, Zoning Administrator
City of Woodstock
12453 Hwy 92
Woodstock, GA 30188

Re: Variance Application of GI Specialist Real Estate, LLC
Case No. V-097-10 for 118 Mill Street

Dear Patti:

On Tuesday, September 28, 2010, I conducted a Public Participation Meeting for the above-styled Rezoning Application at the Woodstock Public Library. Four (4) people attended the meeting to learn more about the variances requested by the Applicant. In attendance were Leon and Sally Bobo who own property on Towne Lake Parkway, and Ray Webster and Peter Pauline who both own property on Mill Street. I explained the variances that we are requesting and all four (4) people in attendance were supportive of the Application. The meeting lasted approximately one (1) hour. I have not received any additional phone calls or questions relating to this Application. Please let me know if you have any questions or concerns regarding the status of this Application.

Sincerely,

SAMS, LARKIN & HUFF, LLP



Parks F. Huff
phuff@samslarkinhuff.com

PFH/brl

cc: GI Specialist Real Estate, LLC